



REPORT TO: COMMUNITIES COMMITTEE ON 1 DECEMBER 2009

**SUBJECT: CONSULTATIVE DRAFT INTERIM LOCAL HOUSING STRATEGY
2010 - 2013**

BY: DIRECTOR OF COMMUNITY SERVICES

1. REASON FOR REPORT

- 1.1 This report is presented to Committee to seek agreement to consult on the interim Local Housing Strategy 2010-2013 Main Issues Report.
- 1.2 This report is submitted to Committee in terms of the Council's Administrative Scheme relating to strategic housing matters.

2. RECOMMENDATION

2.1 It is recommended that Communities Committee:

- (i) **approves the Interim Local Housing Strategy Main Issues Report for public consultation;**
- (ii) **notes that Officers and partners will continue to develop a strategic response to the main issues throughout the public consultation period; and**
- (iii) **agrees that the Interim Local Housing Strategy 2010-13 is presented to Communities Committee in April 2010.**

3. BACKGROUND

- 3.1 The Scottish Government and COSLA published revised Local Housing Strategy Guidance in June 2008 and the Scottish Government published Scottish Planning Policy SPP3 Planning for Homes (revised 2008) in July 2008. Together these documents require housing and planning authorities to work closely to identify housing need and provide sufficient development land to meet that need, and to develop, publish and review the LHS and the Development Plan in tandem. SPP3 states that "the preparation of local housing strategies and development plans, which inform each other, will identify the scale of the housing requirement and how it can be met."
- 3.2 The Moray Local Plan was adopted by the Scottish Government in December 2008 and so the next Local Plan is due in 2013. A Housing Need and Market

Study was completed in 2007 and provides a recent strategic assessment of demand for affordable housing.

- 3.3 A report was presented to Communities Committee in May 2009 summarising the 2008/9 Local Housing Strategy (LHS) update (paragraph 5 of the minute refers). This report presented the main actions for 2009/10.
- 3.4 In December 2008 the Housing Strategy Group agreed that the timescale between publication of the previous LHS (2004) and the next Local Plan/LHS (2013) was too long, and that housing market data and estimates of housing need should be updated. This justified development of an Interim LHS 2010 – 2013, to include an assessment of housing need based on the Housing Need and Market Study 2007 and to update housing system information. This action is reflected within the Single Outcome Agreement and the Service Improvement Plan for 2009/10. A new LHS is required by 2013 to coincide with publication of the next Local Plan, in accordance with the Scottish Government's guidance.

4. DRAFT INTERIM LOCAL HOUSING STRATEGY 2010-2013

- 4.1 In October 2009 the Housing Strategy Group considered the strategic objectives within the LHS 2004-2009. There was a general consensus that these strategic objectives were still the key objectives that should be taken forward. This is reflected in the Interim Local Housing Strategy Main Issues Report. The primary issue continues to be the acute shortage of affordable housing and the demand for housing from homeless households.
- 4.2 The Council has carried out an assessment of Moray housing system as part of preparing the Interim LHS. It is proposed to carry out a public consultation on the main issues identified through this housing system assessment and on the key actions the Council may wish to take. A summary of the main issues and key actions that will form the basis of the consultation is attached at **APPENDIX I.**
- 4.3 It is proposed that the consultation is launched with a press release on 7 December 2009 and that the consultation period closes on 19 February 2010. Officers and partners will continue to work on the Interim LHS action plan during the public consultation period. This will allow a report on the consultation responses to be taken to Communities Committee on 13 April 2010.
- 3.4 It is proposed to consult on the Interim Local Housing Strategy with members of the Local Housing Strategy Group, local developers, Community Councils, Registered Tenant Groups, and equalities groups. The Interim Local Housing Strategy will also be posted on the Council's Website and printed copies made available on request.
- 3.5 Officers are currently planning the development of the new Local Housing Strategy in 2013. A key component on this will be the Housing Need and

Demand assessment that will also influence the Local Plan. A Project Plan for the new Local Housing Strategy will also be presented to Committee on 16 February 2010.

5. SUMMARY OF IMPLICATIONS

(a) **Single Outcome Agreement/Service Improvement Plan**

The Moray Council's priorities for National Outcome 10 of the Single Outcome agreement include: -

- The volume and quality of housing throughout Moray will increase
- People assessed as homeless will be provided appropriate accommodation.

The Interim Local Housing Strategy also impacts on a number of other parts of the Single Outcome agreement and these are documented within it.

(b) **Policy and Legal**

It is a requirement of the 2001 Housing (Scotland) Act that local authorities have a Local Housing Strategy.

(c) **Resources (Financial, Risks, Staffing and Property)**

There are no direct resourcing implications associated with this report.

(d) **Consultations**

Consultation has taken place with the Director of Community Services, the Director of Environmental Services, the Chief Housing Officer, Mark Cross Principal Planning Officer, the Housing Programmes Manager, the Housing Strategy and Policy Manager, the Housing Needs Manager, the Capital Programmes Manager and the Home Improvements Services Manager.

6. CONCLUSION

- 6.1 **This report seeks approval to carry out a public consultation on the interim Local Housing Strategy 2010-13 Main Issues Report. A two month consultation period is proposed. Officers and partners will continue to develop a strategic response to the main issues throughout the consultation period. The Interim LHS 2010-13 will be presented to Communities Committee on 13 April 2010.**

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Background Papers: Held by author
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Date : 18 November 2009

Designation: Chief Housing Officer

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